

NEW URBAN HOUSING DEVELOPMENT IN SURBUB AREAS OF HANOI

by

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Background

Basically, it can say that housing in Hanoi is representative of housing field of the whole country. Housing construction and management of Vietnam can divided in to two phases: the phase 1 is before 1990 when the state support housing construction; the phase 2 is after 1990, the housing price come to market price and privatalization.

It has been increasing number of new urban areas of Hanoi in the resent years. This has only created new landscape of city but also set numerous housing for the city citizens. After completing of Linh Dam peninsular new urban area by Housing Urban Development cooperation (HUD) - Ministry of construction, many new urban areas has been completing time by time around Hanoi inner city.

However the new urban areas still is limited in terms of quality as well as quantity. Many customers and professionals has been complain about housing quality, public facilities (school, hospital, market, cultural space, etc.) and building architecture styles, urban planning, public space, etc.

The questions coming is how housing in new urban areas can meet the among customers? And what should be done for new housing toward sustainable development? The answer is may need broad context and various related aspects. This paper only focused on three aspects that are the housing price, urban planning, apartment design, community benefit and related financial aspects of Housing in new urban area of Hanoi.

State of problems on housing price

New urban area has many different characters but have same market price of housing. Until now it has not for rent and mortgage system. The price of an apartment is quite high compared with average salary of public staff. According to practical, average price of apartment in new urban area is about 50,000US\$/120m². While the medium income of a family (a couple) in Hanoi is about 3,000 US\$/year.

The State get out of support for housing is not mean out of housing market. In fact, land still is owned by public sector (state), so the state take part in market through selling land for constructors of new urban areas. The state sell land by market price causes increasing of housing price in new urban areas.

In the recent years, many high income peoples from big cities like Hanoi, Sai gon invests housing construction to earn money. This also causing housing price increasingly compared construction price of townhouse and medium income of urban people.

According to some census, the current housing price in Hanoi is highest in the Southeast Asia region except Japan and Hong Kong.

Generally, after 1990s to now, the State has not support for housing while public company is main developer of housing construction and management in new urban area with the market price of housing. This causes big gap of price and also causing many speculators of housing. This can explain that, the among people with medium income is very difficult to buy new housing. They can only hoping on support of public policies.

Urban planning and Apartment design

With the rapid urbanization process of Hanoi city, the demand of housing development is increasingly time by time. Planning for the new urban area play the important role to set up any feasibility projects of new urban housing areas. However the quality of planning is still not quality. The public space such as mini sport for young, chi rens, the space for older, the green areas, and other community facilities are limited and not respond of people needs.

The urban design in specific planning project is not concerned suitably. So the landscape value is limited in the context of layout arrangement of the area. The facade of housing, specially high housing building still poor in term of architecture style, color,...

Many apartment designs is not make customer satisfy. Some rooms are not enough natural light, wind. The view from window is till limited, etc.,

All above problems may come from some causes such as lack of skill of some urban planners, architects, approving committee; lack of community participation in planning and design process or top- down planning.

Community Benefit

Most new urban housing development projects in suburb make many benefits for local community such as improvement of infrastructure, road network, water supply, urban lifestyle associated and communication etc,. Most of local community are rural communities that belong much on agricultural activities. The new urban housing development leads rural community changing their job time by time due to loss their agricultural land. This causes many problems in social management, security, environment, job etc. In the other side the compensation on land, tree is not satisfy for household members to build their new life. The investors, local authority get high benefit through housing development project while rural community still living with low quality of living condition. This create gap between urban life in new urban housing and rural life next door.

New Urban Housing Financial Situations

When the Urban Management Program (UMP) launched its regional office in Hanoi and other cities in Vietnam. It identified new urban finance as one of the most critical issues facing cities in Vietnam. The UMP embarked upon a program of research on different sources of new urban research in the context of rapid urbanization and trends towards decentralization.

Finances of new urban bodies in Hanoi of Vietnam and other cities, as has been shown by studies on local finances are in a mess; very few of them are able to raise enough resources to meet their continually rising expenditure.

This exercise attempts to identify the new urban financial situation and review of sources of new urban revenues in Hanoi and other cities of Vietnam as well as to propose some recommendations to the new urban authorities for making decisions.

In a large number of new urban bodies, revenues in real terms are either not increasing or increasing at rates that are far from adequate to meet even the operational and maintenance costs of services that they provide or that they are responsible for the result of this stage is pervasively evident in the deteriorating levels of services, rising proportions of people without access to new urban services and increasing dependence on higher levels of governments.

A review of the sources of new urban revenues shows that these broadly fall into two categories:

- (i) The sources that are linked to urban land and property and
- (ii) All other sources which include an amazing large variety of taxes, charge, and various forms of fees and levies.

Some recommendations

The Government need to set up policy on housing for rent and mortgage system to support medium class of urban people.

Setting up planning for new urban areas need right professional persons in the field of urban planning and Housing design.

Bottom- up planning approach should be concerned more in to planning and design process.

Environment, landscape, public space cultural activities must be concerned more in the context of planning and design.

Public housing sector in new urban is today a source of revenue for the government. (Property tax, land user tax, energy tax, etc.)

Public utilities set higher payment for citizens who are living in the new urban.

Government need to issue the regulation on action for land use in general and particular in new urban areas for housing.

To Encourage citizens to live in apartments in order to reduce demand for using private house and to increase the public land in urban. Completing this task all of the HUD have to build a good housing for everyone.

Good organization on services to all customers in new urban areas is the best way to increase the income for new urban in the cities.

